087.0	0005	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,134,500	/	1,134,500
USE VALUE:	1,134,500	/	1,134,500
ASSESSED:	1,134,500	/	1,134,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERKINS SUSAN E & TIMOTHY J
Owner 2:	
Owner 3:	
Street 1:	83 CUTTER HILL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RJM DEVELOPMENT LLC -
Owner 2:	-
Street 1:	83 WEST ST
Twn/City:	MEDFORD
St/Prov:	MA Cntry:
Postal:	02155

NARRATIVE DESCRIPTION

This parcel contains 8,180 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Vinyl Exterior and 3144 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8180.000	668,700		465,800	1,134,500
Total Card	0.188	668,700		465,800	1,134,500
Total Parcel	0.188	668,700		465,800	1,134,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.82 | /Parcel: 360.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

55184

GIS Ref

GIS Ref

Insp Date

08/10/17

!7096!

PREVIOUS ASSESSMENT

Parcel ID 087.0-0005-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	668,700	0	8,180.	465,800	1,134,500	1,134,500	Year End Roll	12/18/2019
2019	101	FV	498,400	0	8,180.	432,500	930,900	930,900	Year End Roll	1/3/2019
2018	101	FV	498,400	0	8,180.	432,500	930,900	930,900	Year End Roll	12/20/2017
2017	101	FV	505,300	0	8,180.	379,300	884,600	884,600	Year End Roll	1/3/2017
2016	101	FV	500,500	0	8,180.	346,000	846,500	846,500	Year End	1/4/2016
2015	101	FV	480,800	0	8,180.	306,100	786,900	786,900	Year End Roll	12/11/2014
2014	101	FV	153,900	0	8,180.	289,400	443,300	443,300	Year End Roll	12/16/2013
2013	101	FV	153,900	0	8,180.	275,500	429,400	429,400		12/13/2012

PRINT

Date	Time
12/10/20	21:46:26

LAST REV

Date	Time
08/23/17	13:47:07

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7096

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RJM DEVELOPMENT	64221-37		9/12/2014		1,005,000	No	No		
ROWSELL MARYAN	62977-509		11/25/2013	Change>Sale	390,000	No	No		
	13259-609		8/12/1977		36,000	No	No		William E Rowsell dod 12/4/2002

USER DEFINED

Prior Id # 1:	55184
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/16/2016	1142	Addition	88,000	O				CHNG DECK TO 1STRY
5/20/2015	529	Solar Pa	45,546					
1/28/2014	68	Addition	215,000	O				
11/26/2013	1742	Manual	2,000	C				
1/6/2011	17	Manual	5,390					INSULATION

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2017	Inspected	PH	Patrick H
6/3/2015	Permit Insp	PC	PHIL C
5/27/2014	Meas/Inspect	PC	PHIL C
3/6/2014	Info Fm Prmt	EMK	Ellen K
2/3/2014	Info Fm Prmt	EMK	Ellen K
4/3/2009	Measured	372	PATRIOT
4/4/2000	Measured	263	PATRIOT
8/7/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8180		Sq. Ft.	Site		0	70.	0.81	12									465,781						465,800	

Total AC/HA: 0.18779 | Total SF/SM: 8180 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 465,781 | Spl Credit | Total: 465,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.98394287
Const Adj.:	0.99989998
Adj $ / SQ:	122.981
Other Features:	118135
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	700952
Depreciation:	32244
Depreciated Total:	668708

COMMENTS

Crawl space only.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	5	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

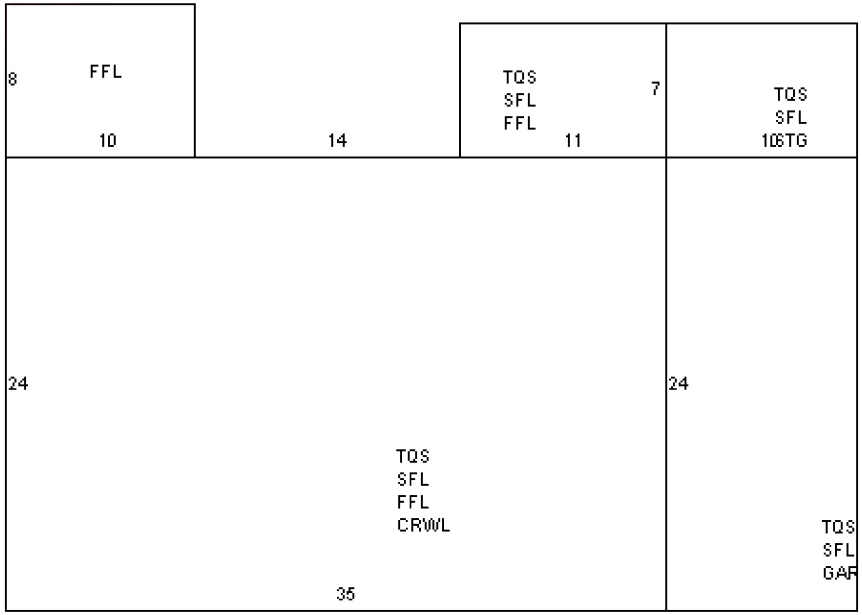
No Unit	RMS	BRS	FL
1	8	5	M
Totals			
1	8	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	163.56
Special Features:	0	Val/Su Net:	155.73
Final Total:	668700	Val/Su SzAd	212.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,227	122.980	150,897
FFL	First Floor	997	122.980	122,612
TQS	3/4 Story	920	122.980	113,173
CRWL	Crawl Space	840	18.450	15,496
GAR	Garage	240	25.410	6,099
STG	Storage	70	8.860	620
	Net Sketched Area:	4,294	Total:	408,897
Size Ad	3144.25	Gross Are	4601	FinArea 3144

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

087.0-0005-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	